

Shoreline Master Program Update Deliberations

Planning Commission

March 17, 2010

City of
Renton
Community and Economic Development



Where are we in the process?

- Two public hearings are completed, and deliberations are continuing...
- A number of new concerns were expressed last time by single-family property owners
- This presentation addresses new concerns and presents options for Planning Commission discussion
- Issues that have been previously addressed are not included in this presentation
- Staff is not asking for a recommendation this evening, but direction is desired, so a final recommendation can be prepared

Sliding Scale Setback Alternatives

- **Standard setback is 100'**
- **Can't go lower than current 25' setback**
- **Lake Washington- only 58% conform to setback regulations currently in place (1983 regs)**
- **Sliding scale proposed for existing single-family homes based on lot depth**

Sliding Scale Setback Alternatives

Option 1-

Current Proposal

Lot Depth	Set-back	%
<100'	25'	>25%
100'-130'	35'	27%-35%
130'-150'	60'	40%-46%
>150'	70'	<46%

- 38.8% of current parcels would conform

Option 2-

30% Sliding Scale

Lot Depth	Set-back	%
<100'	25'	>25%
100'-130'	35'	27%-35%
130'- <u>180'</u>	45'	25%-35%
<u>>180'</u>	60'	<35%

- 43.2% of current parcels would conform

Option 3-

Flat 30%

- 30% of lot depth as setback
- Minimum 25' setback
- Creates odd amounts, e.g. a 176' deep lot would have a 52.8' setback
- 41.5% of current parcels would conform

Single-Family Buffer Alternatives

- **Standard buffer is the same as the setback**
- **Few Lake Washington properties have a buffer at the current time**
- **Existing single-family sliding scale provides a buffer that is 10' less than required setback**

Single-Family Buffer Alternatives

Option 1-

Current Proposal

Lot Depth	Set-back	Buffer
<100'	25'	15'
100'-130'	35'	25'
130'-150'	60'	50'
>150'	70'	60'

Option 2-

Reduced Scale

Lot Depth	Set-back	Buffer
<100'	25'	10'
100'-130'	35'	15'
130'-180'	45'	20'
>180'	60'	25'

Option 3-

Flat 10%

- Associated with flat 30% setback
- 10% of lot depth as buffer
- Minimum 10' setback
- Creates odd amounts, e.g. a 176' deep lot would have a 17.6' buffer

Repair of Existing Docks

- What is fair?
- What reduces non-conformity?
- At what point in repairing a dock does the dock become a new dock?
- How does it affect ecological process in the short and long term?
- How do the rules apply to floating docks?

What are the repair standards for docks?

Current Proposal

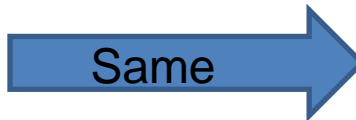
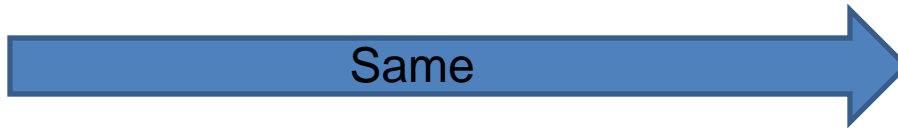
- May repair 30% or less without meeting any new standards
- Light penetrating materials required for repairs of 30%-100% of surface without meeting new size requirements
- Replacement of pilings will require reconfiguration to meet new standards

Alternative Proposal

- Replacement of >50% of pilings will require reconfiguration to meet new standards

New Proposal Floating Docks

- Light penetrating materials required when feasible and if the integrity of the structure is not compromised
- Replacement of >50% of the under structure will require reconfiguration to meet new standards



Repair of Existing Bulkheads

- No changes proposed
- Existing bulkheads may be repaired for single-family homes
- Need for a bulkhead evaluated only if a non-conforming home's footprint is expanded by more than 500 sq.ft/10%, or impervious surface expanded by more than 1000 sq.ft.
- Bulkheads may be retained if necessary
- In some cases, less impactful bulkheads may be required

Repair of Existing Bulkheads

Shoreline Stabilization Hierarchy of Preference:

- No shoreline stabilization
- Soft stabilization options made of natural materials
- Soft stabilization options with rigid stabilization at the buffer line
- Rigid stabilization

Channel Migration Zones

Department of Ecology and Futurewise have commented on the need for clarification on channel migration zones (CMZ):

- **Maps will be added to our inventory**
- **Sections on shoreline stabilization, flood control, and residential subdivision will include provisions that prevent interference with CMZs**
- **Aquaculture will not be allowed in urban conservancy areas**